

3 bed semi-detached house to buy in LS6

The Turnways, Leeds, West Yorkshire, LS6 3DU

£225,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

OUTSTANDING OPPORTUNITY FOR BUILDERS, DEVELOPERS/SPECULATORS to purchase this LARGER STYLE SEMI-DETACHED RESIDENCE which is in NEED OF EXTENSIVE MODERNISATION and IMPROVEMENTS, but SHOULD RESPOND WELL to create a FAMILY HOME OF GOOD SIZE and which is DELIGHTFULLY LOCATED in this LITTLE-KNOWN, TREE LINED ROAD yet is within relatively easy walking distance of the VIBRANT CENTRE of HEADINGLEY with EXCELLENT LOCAL AMENITIES.

The property, which, offers FAMILY ACCOMMODATION with ROOMS OF GENERALLY GOOD PROPORTIONS and GENEROUS WINDOW SPACE may also appeal to a growing family who are looking for an opportunity to carry out significant improvements for their own requirements and the VERY REALISTIC "GUIDE" FIGURE ALLOWS PLENTY OF SCOPE FOR THIS! The property, which, is quite imposing in external style and appearance, as a result of having WIDE BAY WINDOWS to the principal rooms, also has the advantage of NO OTHER PROPERTIES' WINDOWS IMMEDIATELY DIRECTLY FACING the front or rear elevation, and there are GARDENS TO THREE SIDES. The property, which, is of PRE-WAR CONSTRUCTION (mid 1930s), has some lovely original features and we anticipate the purchaser may wish to retain these as they provide a degree of CHARM and CHARACTER. Offered with the benefit of IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE.

AMENITIES:

Located in this very popular and extremely convenient position which is within easy walking distance of the "vibrant" centre of Headingley which offers an excellent choice of shopping facilities and other good local amenities as well as a mix of trendy bars and traditional pubs, popular restaurants and a choice of other eating places. Other leisure facilities in the immediate area include both the Headingley cricket and rugby grounds. The property is ideally situated for comfortable daily commuting to Leeds city centre and Headingley railway station is within easy walking distance and provides valuable rail links, for the commuter, to both Leeds and Harrogate - via Horsforth.

ACCOMMODATION:

The property, which, has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS incorporating diamond shaped leadwork, also has central heating radiators and the FAMILY SIZED ACCOMMODATION which has ROOMS OF GENERALLY GOOD PROPORTIONS with GENEROUS WINDOW SPACE briefly comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Approached via a UPVC door and from where there is THE ORIGINAL FRONT DOOR incorporating the original oval shaped stained glass leaded panel and leading to the....

RECEPTION HALL OF GOOD SIZE

With useful deep under stairs cloaks hanging/storage cupboard, cornice to the high ceiling and picture rail. From the reception hall there are doors which incorporate a colourful stained glass leaded panel, creating interest and character.

SITTING ROOM

With generous wide bay window, to the front elevation, which is well screened from the road by very mature shrubbery. Fire surround, corniced ceiling with ornate centrepiece (not original to the property) and picture rail.

SEPARATE LIVING-DINING ROOM

Also with deep cornice to the ceiling which has a decorative centrepiece (not the original) and picture rail. The wide bay window also includes tall, almost floor to ceiling, French style doors to the rear garden and there is an oak fire surround with marble type interior and two wall lights for added effect.

GALLEY STYLE KITCHEN

With a one and a half bowl stainless steel sink beneath the side window and a range of wall and matching base units with wood grain effect doors. Stable style rear outer door.

THE OPEN SPINDLE BALUSTRADED TURNED STAIRCASE

Which has three windows providing good natural light and different aspects, and leads to the....

FIRST FLOOR

LANDING

With the LOFT HATCH.

BEDROOM ONE OF GENEROUS PROPORTIONS

With wide bay window, to the front elevation and from where there is an outlook to part of the Headingley Stadium and the advantage of NO OTHER PROPERTIES' WINDOWS IMMEDIATELY DIRECTLY FACING.

BEDROOM TWO

Which is another DOUBLE BEDROOM OF GENEROUS PROPORTIONS and is VERY WELL LIT by virtue of the wide bay window, to the rear elevation, and once again with NO OTHER PROPERTIES' WINDOWS IMMEDIATELY FACING.

BEDROOM THREE

Is a SINGLE BEDROOM OF GOOD SIZE with the advantage of NO BULKHEAD and ENJOYS THE SAME OPEN ASPECT as from bedroom two and with NO OTHER PROPERTIES' WINDOWS FACING.

TILED BATHROOM

With panelled metal bath and wash hand basin with decorative pedestal beneath an arch shaped mirror and with wall mounted mirror fronted toiletries cabinet and linen cupboard. The window incorporates a useful "tilting" and "inwardly opening" facility and with an adjacent unit of tiled fronted drawers.

SEPARATE LOW SUITE WC

With fully tiled walls - matching the bathroom and spotlight to the ceiling.

OUTSIDE

The property has A FAIRLY WIDE FRONTAGE with a narrow paved driveway leading to a DETACHED CONCRETE SECTIONAL GARAGE with up and over door - but with VERY LIMITED ACCESS and therefore the garage is SUITABLE ONLY FOR STORAGE PURPOSES. There is an integral boiler store place housing a Vokera combination central heating boiler WHICH IS CURRENTLY NOT WORKING.

THERE ARE GARDENS TO THREE SIDES

Which are overgrown to such an extent that the ground floor front elevation of the property cannot be seen from the road and include an interesting variety of mature shrubbery and conifer trees.

The rear garden is a paved patio style area of a modest size and would be ideal for tubs of shrubs and plant displays and benefits from a westerly-facing aspect.

IMPORTANT NOTE:

We understand that the CURRENT GAS SUPPLY HAS BEEN CONDEMNED AS UNSAFE IN PART OF THE PROPERTY.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp, Lack of emergency lighting where required, Insufficient fire/smoke alarm systems

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

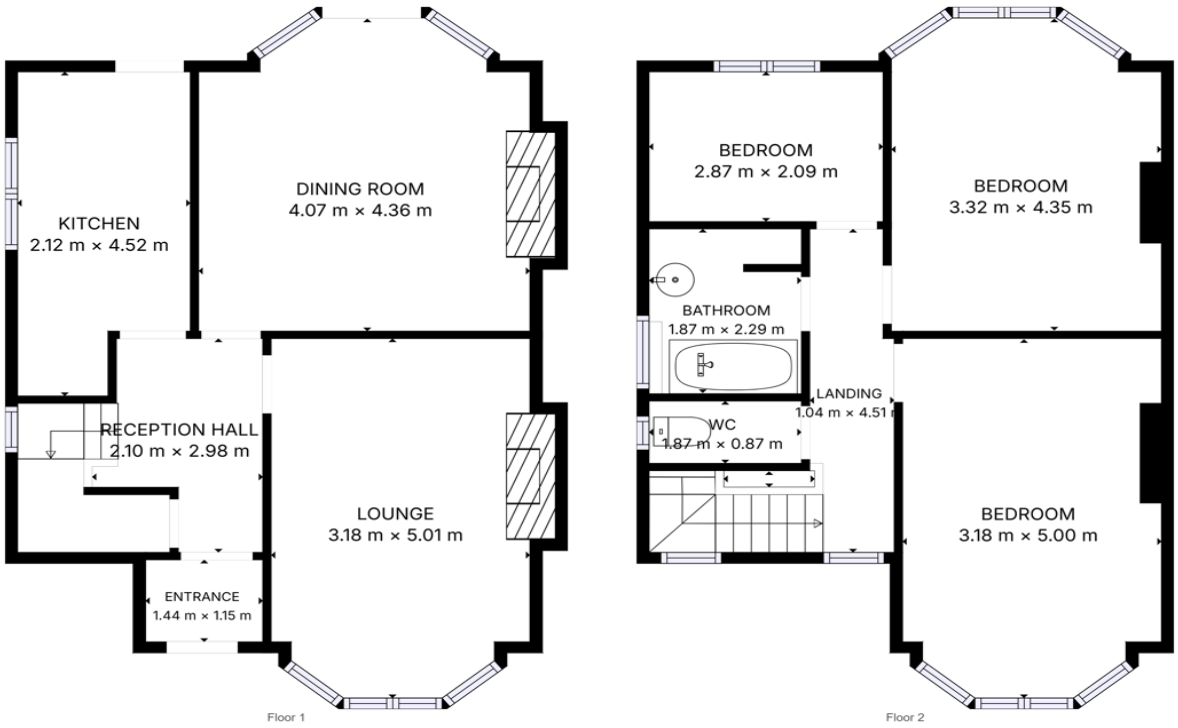
Water meter: Yes

Sewerage: Standard UK domestic

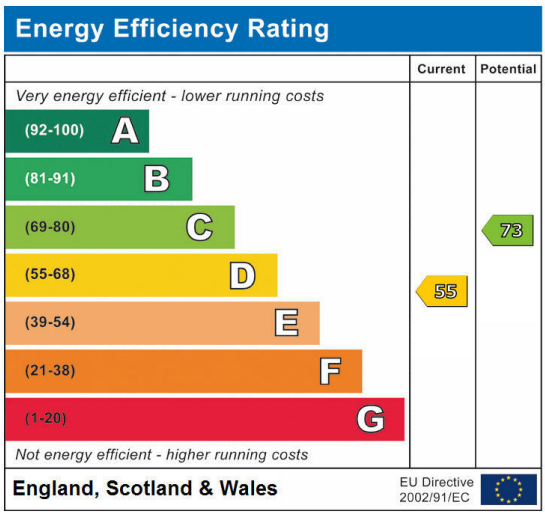
Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Sizes and dimensions are approximate, actual may vary.



The Turnways, Leeds, West Yorkshire, LS6 3DU

Contact your local branch today for more information on this property:

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